

GOVERNMENT OF ANDHRA PRADESH
A B S T R A C T

Town Planning - Rajahmundry Municipal Corporation - Certain variation in the Master Plan - Change of land use of the land from Residential use zone to Commercial use in R.S.No.271/Part at Morampudi Road, Rajahmundry to an extent of Ac.0.75 cents - Draft Variation - Confirmed - Orders - Issued.

MUNICIPAL ADMINISTRATION AND URBAN DEVELOPMENT (H1) DEPARTMENT

G.O.Ms.No. 184 .

Dated:24-05-2011.

Read the following:-

- 1) G.O.Ms.No.465 MA., dated 28-10-1975.
- 2) From the Director of Town and Country Planning, Hyderabad, Letter Roc.No.5858/2008/R, dated 20.9.2008.
- 3) Govt. Memo No.15995/H1/2008-1, MA & UD Dept., dt:27-01-2009.
- 4) The Commissioner of Printing, A.P. Extraordinary Gazette No.60, Part-I, dt:31-01-2009.
- 5) The Director of Town and Country Planning, Hyderabad Lr.No.5858/08/R, dt:02-02-2009 & 05-03-2011
- 6) Commissioner, Rajahmundry Municipal Corporation Lr.No.2120/2008-G1, dated:07-05-2011.

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ORDER:-

The draft variation to the Rajahmundry General Town Planning Scheme, the Master Plan which was sanctioned in G.O.Ms.No.465 MA., dated 28-10-1975 was issued in Government Memo. No.15995/H1/2008-1, Municipal Administration and Urban Development Department, dated 27-01-2009 and published in the Extraordinary issue of A.P. Gazette No.60, Part-I, dated 31-01-2009. No objections and suggestions have been received from the public within the stipulated period. The Director of Town & Country Planning, Hyderabad in his letter dt:05-03-2011 has stated that the Commissioner, Municipal Corporation, Rajahmundry has informed that the applicant has paid an amount of Rs.24,60,560/- (Rupees twenty four lakhs sixty thousand five hundred and sixty only) towards development / conversion, Open Space Charges and Betterment charges as per G.O.Ms.No.158., MA., dated 22.3.1996. Hence, the draft variations are confirmed.

2. The appended notification will be published in the next issue of the Andhra Pradesh Gazette.

(BY ORDER AND IN THE NAME OF THE GOVERNOR OF ANDHRA PRADESH)

B.SAM BOB
PRINCIPAL SECRETARY TO GOVERNMENT(UD)

To

The Commissioner of Printing, Stationery and Stores Purchase, Hyderabad.

The Director of Town and Country Planning, Hyderabad.

The Regional Deputy Director of Town Planning, Rajahmundry, East Godavari District.

The Municipal Commissioner, Rajahmundry Municipal Corporation, East Godavari District.

Copy to:

The individual through the Municipal Commissioner, Rajahmundry Municipal Corporation, East Godavari District.

The District Collector, East Godavari District.

SF/SC.

//FORWARDED ::BY:: ORDER//

SECTION OFFICER

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APPENDIX
NOTIFICATION

In exercise of the powers conferred by clause (a) of Sub - section (2) of section 15 of the Andhra Pradesh Town Planning Act, 1920 the Government of Andhra Pradesh hereby makes the following variation to the Master Plan of Rajahmundry Town, the same having been previously published in the Extraordinary issue of Andhra Pradesh Gazette No. 60, Part-I, dated 31-01-2009 as required by clause (b) of the said section.

VARIATION

The site in R.S.No.271/Part at Morampudi Road, Rajahmundry Municipal Corporation to an extent of Ac.0.75 cents, the boundaries of which are as shown in the schedule below and which is earmarked for Residential use zone in the General Town Planning Scheme (Master Plan) of Rajahmundry Town sanctioned in G.O.Ms.No. 465 MA., dated 28.10.1975, is designated for Commercial use by variation of change of land use as marked "ABC&D" as shown in the revised part proposed land use map bearing GTP No.8/2009/R which is available in Municipal Office, Rajahmundry Town, **subject to the following conditions; namely:-**

1. That the title and Urban Land Ceiling / Agricultural land ceiling aspect shall be scrupulously examined by the concerned authorities i.e., Urban Development Authorities / Municipal Corporations / Municipalities before issue of building permission / development permission.
2. That the above change of land use is subject to the conditions that may be applicable under the Urban Land Ceiling Act, 1976 and A.P. Agriculture Ceiling Act.
3. The owners / applicants are solely responsible for any misrepresentation with regard to ownership / title, Urban Land Ceiling Clearances etc. The owners / applicants shall be responsible for any damage claimed by any one on account of change of land use proposed.
4. The change of land use shall not be used as the proof of any title of the land.
5. The change of land use shall not be used as the sole reason for obtaining exemption from the provisions of Urban Land Ceiling Act, 1976.
6. The applicant shall obtain layout / development permission from Director of Town and Country Planning / competent authority as the case may be.
7. The applicant shall hand over the site affected portion under road widening of existing 18.28 Mtrs., wide road to 24.38 Mtrs., wide as per Master Plan i.e., 93.23 Sq.Mtrs., on northern side to the Rajahmundry Municipal Corporation through registered gift deed at free of cost while obtaining development permission.
8. The applicant shall take prior approval from the competent authority before taking up development activity.

SCHEDULE OF BOUNDARIES

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|-------|---|---|
| North | : | Existing 18.28 Mtrs., wide Morampudi Road (proposed 24.38 Mtrs. wide Master plan road) |
| East | : | Existing building of Sri Duvvuri Subba Reddy with bearing D.No.87-1-8 in R.S.No.271 part. |
| South | : | Existing building of Smt.Bobbili Madhavi with bearing D.NO.87-3-9 in R.S.No.270 part. |
| West | : | Vacant site of Sri Ramoji Rao. |

B.SAM BOB
PRINCIPAL SECRETARY TO GOVERNMENT (UD)

SECTION OFFICER